

ASTON CHASE



KIDDERPORE AVENUE
Hampstead, London, NW3

ASTON CHASE

KIDDERPORE AVENUE

Presenting an exceptional three-bedroom maisonette, elegantly designed within a newly constructed building that seamlessly blends modern comforts with classic Arts & Crafts style architecture. Spanning a generous 2373 sq ft/220 sq m, the property incorporates a spacious reception room, an additional study or second reception room, and a contemporary kitchen furnished with the latest integrated appliances.

The property offers a principal bedroom with an en suite bathroom, two further bedrooms - one with its own en-suite shower room - and an additional family bathroom. An oasis of tranquility, the 32 ft private garden enhances the property's appeal, offering a peaceful retreat from urban life.

Adding to the home's comfort and luxury are underfloor heating and independent comfort cooling in principal rooms, alongside an integrated audio system, perfect for setting a soothing ambience or entertaining guests.

An exclusive benefit of this property is the private parking space allocated to it. Further adding to the convenience, the property comes with two on street parking permits. It also enjoys the advantages of a concierge service and access to a meticulously maintained communal garden.

Located in close proximity to the vibrant Hampstead Village, the property offers easy access to a variety of shops, restaurants, and local amenities. The enchanting blend of tranquility and accessibility makes this maisonette an ideal choice for a modern, comfortable, and luxurious living experience.

ACCOMMODATION

Two receptions

Principal bedroom with an en-suite bathroom

Two further bedrooms - one with en-suite shower room

Study

AMENITIES

32ft Garden

1 Parking Space

Video entry phone



ASTON CHASE



ASTON CHASE



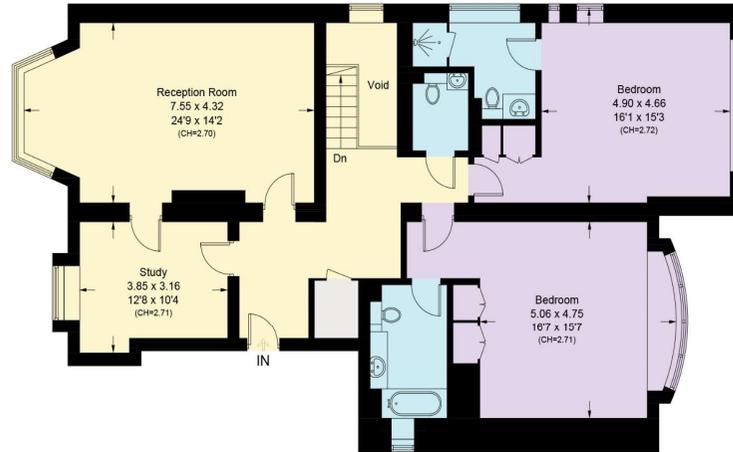
ASTON CHASE

Kidderpore Avenue, NW3

Approximate Area = 220.5 sq m / 2373 sq ft
Including Limited Use Area (6.3 sq m / 67 sq ft) & Excluding Void



Lower Ground Floor
 Approximate Area = 81.6 sq m / 878 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)



Ground Floor
 Approximate Area = 138.9 sq m / 1495 sq ft
 Including Limited Use Area (5.7 sq m / 61 sq ft) & Excluding Void

Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

67-71 Park Road
 Regent's Park
 London NW1 6XU

020 7724 4724

astonchase.com



IMPORTANT NOTICE

These particulars are a guide given in good faith and are believed to be correct at the time of printing. Aston Chase give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Aston Chase has authority to make or give any representation or warranty in relation to this property.